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NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION OR MITIGATED NEGATIVE DECLARATION

October 15, 2009

NOTICE IS HEREBY GIVEN that the County of San Diego is proposing to adopt Negative Declaration(s) in accordance with the California Environmental Quality Act for the following project(s). The proposed Negative Declaration(s) can be reviewed on the World Wide Web at http://www.sdcountry.ca.gov/dplu/ceqa_public_review.html, at the Department of Planning and Land Use (DPLU), Project Processing Counter, 5201 Ruffin Road, Suite B, San Diego, California 92123 and the public libraries listed below. Comments on these proposed Negative Declaration(s) must be sent to the DPLU address listed above and should reference the project number and name.

3803 09-009, ER LOG NO. 09-00-001; FALL 2009 ZONING ORDINANCE UPDATE.

The project is an amendment to the County of San Diego Zoning Ordinance to amend the applicability of the ordinance, to add Emergency Shelters as an allowed use, to make miscellaneous minor additions or amendments to the definitions, temporary use regulations and other miscellaneous regulations and make minor modifications and clarifications to various other regulations. Proposed amendments and additions to the Zoning Ordinance consist of the following:

- Section 1006: would add that that the Zoning Ordinance does not apply to the County during, immediately following or throughout the recovery efforts related to an emergency declared by the Governor of the State or by the Board of Supervisors.
- Section 1110: would add definitions for "Supportive Housing" and "Transitional Housing".
- Section 1205: would add Emergency Shelters to the Listing of Use Classifications, Civic Use Types and would add Transient Habitation: Rental Units to the Commercial Use Types.

- Section 1334: would add Emergency Shelters to the Civic Use Types.
- Section 1513: would consolidate Recycling Processing Facility, Wood and Green Materials, Light and Recycling Processing Facility, Wood and Green Materials, Heavy into one category by deleting the words “Light” and “Heavy”.
- Section 2502: would amend this section to add Emergency Shelters to the Permitted Uses in the M50 Use Regulations.
- Section 2522: would amend this section to add Emergency Shelters to the Permitted Uses in the M52 Use Regulations and would remove “Automotive and Equipment: Sales/Rentals, Light Equipment” from the permitted uses.
- Section 2523: would amend this section to add “Automotive and Equipment: Sales/Rentals, Light Equipment” to the Permitted Uses Subject to Limitations to clarify that this use is subject to the enclosure regulations.
- Section 2542: would amend this section to add Emergency Shelters to the Permitted Uses in the M54 Use Regulations.
- [Section 2545](#): would amend this section to add commercial use types that are allowed in the M54 Use regulations subject to a Major Use Permit and were inadvertently deleted by a previous ordinance amendment.
- Section 2582: would amend this section to add Emergency Shelters to the Permitted Uses in the M58 Use Regulations.
- [Section 2703](#): would amend this section to remove Cottage Industries from the Permitted Uses Subject to Limitations in the A70 Use Regulations.
- [Section 2704](#): would amend this section to add Cottage Industries to the Uses Subject to a Minor Use Permit in the A70 Use Regulations.
- Section 2875: would amend this section to state that Emergency Shelters are not allowed in the S87 Use Regulations (Uses Subject to a Major Use Permit).
- Section 2990: Use Matrix [pg. 1 of 6] would add 1334: Emergency Shelters to Civic Use Types and [pg. 2 of 6] would change the notation for “Automotive and Equipment: Sales/Rentals, Light Equipment” in the M52 Use Regulation from “permitted” to limitation “9” to clarify that this use is subject to the Enclosure Regulations.
- Section 4620: would amend the Permitted Exceptions to the Height Limit to include structures used to contain or support Fire Protection Services uses.
- Section 4622: would amend the Exceptions to Height Limits with a Minor Use Permit to include Wireless Telecommunications Facilities.
- Section [5462](#): would amend this section to correct the title of “Director of Sanitation and Flood Control” to “Director of Public Works”.

- Section 5804: would amend the section to allow the waiver of the application of Planned Development Special Area Regulations to be approved by the Director rather than the Planning Commission. Also would add an allowance for a waiver of a Site Plan for the development of one single-family dwelling on a lot of 5 acres or more rather than requiring a Major Use Permit.
- Section 6102: would add subsection I. Temporary Outdoor Sales to the Identification of Permitted of Temporary Uses section.
- Section 6124: would add this section to allow

Subsection a: Temporary Outdoor Sales Use for seasonal sales of pumpkins and Christmas trees in certain commercial and industrial zones where retail sales or horticultural sales are allowed, subject to limitations, including the duration of the sales, the size of the sales lot, that Site Plan review would not be required for properties subject to Community Design Review and that the sales must comply with other applicable codes.

Subsection b: Temporary Outdoor Sales Use for the sale of vehicles, boats and trailers, in certain commercial and industrial Use Regulations where vehicle sales are allowed, subject to limitations, including the duration of the sales, the size of the sales lot, that a waiver of a Site Plan modification or deviation would be required from the appropriate Community Design Review Group, and that all other requirements of state law shall be observed.

- Section 6814: would add “Temporary Outdoor Sales” and “Recycling Processing Facility, Wood and Green Materials” as exempt from the enclosure matrix.
- Section 6911: would add a new Emergency Shelter section to provide regulations for this use as allowed by state law.
- Section 6970: would add “Special Purpose Use Regulations” to the Small Recycling Collection Facility allowed with an Administrative Permit, to correct an omission (allowed per Section 2800) and would replace the word “Zone” with “Use Regulation” throughout this section.
- Section 7355: Would amend this section to amend the term “religious assembly” to “civic, fraternal or religious assembly” and remove the term “lodge, fraternal and civic assembly”, to correct an oversight from a previous ordinance amendment.
- Section 7386: Would amend this section to remove subsection b. that references denial of an application by the Planning Environmental Review Board.

The project is located within the County of San Diego which is located in Southern California bordered to the west by the Pacific Ocean, to the east by Imperial County, to the north by Orange and Riverside Counties, and to the south by Mexico. The project covers the unincorporated portions of the County of San Diego over which the County

has land use jurisdiction. Comments on this proposed Negative Declaration must be received no later than **November 13, 2009 at 4:00 p.m.** (a 30-day public review period).

This proposed Negative Declaration can also be reviewed at the following library branches: 4S Ranch, Alpine, Bonita, Borrego Springs, Campo, Casa De Oro, Crest, Descanso, Jacumba, Julian, Lakeside, Pine Valley, Potrero, Ramona, Rancho San Diego, Rancho Santa Fe, Spring Valley and Valley Center. For additional information, please contact Heather Steven at (858) 495-5802 or by e-mail at heather.steven@sdcounty.ca.gov.